Job 862 includes 3 locations
Subdividing as follows:

862C 369 Ocean Blvd
(Cole St/Fuller Acres)
862H 70 High Street
862M 116 Mill Road

All 3 physical folders
should be reviewed
as well as digital files

ENGINEERS
SURVEYORS
DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

ESTABLISHED 1919

600 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

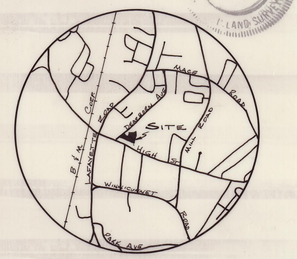
1 WAKEFIELD STREET
SUITE 204
ROCHESTER, N.H. 03867

REVISIONS - New site data added 1-14/1-16-80
Note-1-17-80
3-10-80 - Drainage as requested in letter of 2-29-80, and Hydrant.
5-1-80 - Total New Site Plan

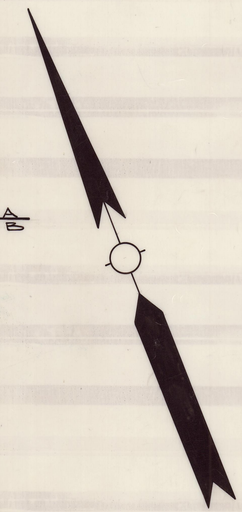
Abutter's List for the "Dearborn House"
Roy & Madden, Inc.

1/42	High St. Road Trust; c/o Richard Uitale, CPA, 8 Commercial Warf South, Boston, MA 02110
1/43	Hampton Coop Bank; 55 High St., Hampton, NH 03842
1/41	Hamptons' Post #35 American Legion; c/o R.W. Paige, 252 Winnicunnet Rd., Hampton, NH 03842
1/40B	W.M. & E.N. Brown, 77 High St., Hampton, NH 03842
1/40A	W.N. & E.M. Brown, 77 High St., Hampton, NH 03842
2/28	L.A. & J.A. O'Brien; 95 High St., Hampton, NH 03842
2/27	J.E. Rush; 213 Island Path, Hampton, NH 03842
2/26	C.W. & H.A. Goff; 121 High St., Hampton, NH 03842
2/25	G.H. & M.E. Colby; 125 High St., Hampton, NH 03842
2/31	Tass Realty Trust; c/o Anthony Santullo, 272 Dennis Dr., Burlington, MA 01803
4/25	A.E. Sullivan; 43 Chipman Rd., Beverly, MA 01915
4/26	T.K. & B.L. Ryan; 2 Dearborn Ave., Hampton, NH 03842
4/35	V. & R. Palmieri; 850 Great Neck Rd., Copiague, NY 11726
4/27	R.A. & R.M. Nutter; 16 Dearborn Ave., Hampton, NH 03842
4/28	R.J. & S.M. Ficke; 20 Dearborn Ave., Hampton, NH 03842
4/29	E.D. Hause; 22 Dearborn Ave., Hampton, NH 03842
4/30	J.R. & N.C. Adams; 26 Dearborn Ave., Hampton, NH 03842
4/20	R.S. Webber; 495 Lafayette Rd., Hampton, NH 03842
13/16	S.S. & J. Brown; 81 Woodland Rd., Hampton, NH 03842
13/22	W.P. & M.D. Dennett; P.O. Box 668, Hampton, NH 03842
13/17	W.P. & M.D. Dennett; P.O. Box 668, Hampton, NH 03842
13/18	A.L. & L.A. Mason; 102 High St., Hampton, NH 03842
13/19	Faith Community Church; 122 High St., Hampton, NH 03842
13/20	Faith Community Church; 122 High St., Hampton, NH 03842
13/21	W.C. Ring; 130 High St., Hampton, NH 03842
13/23	Town of Hampton; 136 Winnacunnett Rd., Hampton, NH 03842
13/14	A.C. Moore; 11 Dearborn Ave., Hampton, NH 03842
13/13	B.J. & L.E. Spratt; 697 Exeter Rd., Hampton, NH 03842
13/12	A.G. Towle Est.; 21 Dearborn Ave., Hampton, NH 03842
13/11	R.W. & J.F. Sawyer; 23 Dearborn Ave., Hampton NH 03842
13/10	J.E. & K.M. Landry; 25 Dearborn Ave., Hampton, NH 03842
13/9	H.A. Jr. & N.A. Desrochers; 27 Dearborn Ave., Hampton, NH 03842
13/8	B.L. & J.A. Sawicki; 31 Dearborn Ave., Hampton, NH 03842

NOTE:-
Existing buildings to be removed.
Portion of gravel driveway adjacent to Moore not utilized to be removed and be loamed and seeded.
Existing paved area adjacent to Dearborn Ave. to be removed.
Existing fence (21') south of westerly building and that between buildings to be removed.
E Existing utility connections to be removed and relocated.
Existing trees are marked thus and are to be retained.
Floodlights of building corners to be directed so as not to be objectionable to the abutters.
Surface drainage pipes to be installed between catch basins, out to Dearborn Ave and down to High Street as shown for future connection to Town system when available.



LOCATION



The Hampton Planning Board approved this plan subject to the conditions of Public Works and Fire Departments. 19 March 1980
Louise K. Woodman, Chmn.

The Hampton Planning Board approved this revised plan subject to conditions of Public Works and Fire Department approvals. 4 June 1980
Louise K. Woodman, chairman

PROPOSED SITE PLAN

HAMPTON, N.H.

"DEARBORN HOUSE"

ROY & MADDEN INC, MANCHESTER, N.H.

SCALE: 1 INCH = 20 FEET

JANUARY 7, 1980

20 0 20 40 60 80 FEET
10 0 10 20 METERS

M.A. GROOVER

AREA RESIDENCE A ZONE - 9611 SQ.FT.
AREA RESIDENCE B ZONE - 2242 SQ.FT.
AREA BUSINESS B ZONE - 57917 SQ.FT.
TOTAL PARCEL AREA = 69770 SQ.FT.
TAX MAP 13 LOT 15 114 - 59

PLANT LIST

Symbol		Quantity
WP	White Pine	11
F	Forsythia	16
AP	Austrian Pine	15
RFC	Radiant Flowering Crab	4
RM	Red Maple	3
AJ	Andorra Juniper	33
DWE	Dwarf Winged Euonymus	15
VEC	Van Eseltine Crab	1
PJ	Pfitzer Juniper	13
FD	Flowering Dogwood	5
L	Lilac	6
RO	Red Oak	3
KA	Korean Azalea	3
I	Inkberry	6
CR	Catawba Rhododendron	4
A	Arborvitae	2
DSY	Dense Spreading Yew	19
PJMR	P.J.M. Rhododendron	3

FILE NO. 1231
PLAN NO. 5828

INV = 68.38

75

Pole #19

PLSC

APPROX LOCAT. OF Shut OFF

APPROX Loc. 3/4"

E CONC PAD

E PAVE

74.95

74

W

74.12

72.66 CONC RETWALL

74.63 CONC PAD

BP

CONC Loading RAMP

CONC SLUICE WAY

GRASS

CONC RET WALL

72

71

70

69

FACADE

SLUICE

68.91

68

67

HIGH ST.

INV 59.33

10" Clay

8" Clay

10" Clay

Pole #21

Pole #18

69.65

70.65

71.65

72.13

73.83

73.85

74.12

74.63

75.10

75.29

75.59

75.60

75.46

74.61

75.13

74.95

74.95

74.95

N

Hampton, NH

1 inch = 50 Feet

0 50 100 150

CAI Technologies
Precision Mapping. Geospatial Solutions.

February 20, 2020

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

70 HIGH ST

Location	70 HIGH ST	**Mblu**	161/ 3/ / /
Acct#	3285	**Owner**	ELK DEVELOPMENT LLC
Assessment	$466,800	**Appraisal**	$466,800
PID	3285	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$223,300	$243,500	$466,800
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$223,300	$243,500	$466,800

Owner of Record

Owner	ELK DEVELOPMENT LLC	**Sale Price**	$300,000
Co-Owner		**Certificate**	
Address	PO BOX 1447 HAMPTON, NH 03843-1447	**Book & Page**	3763/1533
		Sale Date	04/30/2002
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
ELK DEVELOPMENT LLC	$300,000		3763/1533	00	04/30/2002
MSM BROTHERS INC	$514,500		2786/1633	00	03/31/1989

Building Information

Building 1 : Section 1

Year Built:	1950
Living Area:	14,422
Replacement Cost:	$748,197
Building Percent Good:	29
Replacement Cost Less Depreciation:	$217,000

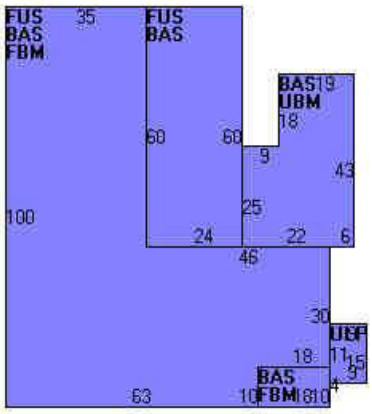
Building Attributes

Field	Description
STYLE	Office/Warehs
MODEL	Commercial
Grade	Average +10
Stories:	2
Occupancy	
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Wall 2	Wall Brd/Wood
Interior Floor 1	Hardwood
Interior Floor 2	Pine/Soft Wood
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	None
Struct Class	
Use:	COMM BLDG MDL-94
Total Rooms	
Total Bedrms	00
Total Baths	2
Usrfld 218	
Usrfld 219	
1st Floor Use:	322I
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Photo

(http://images.vgsi.com/photos2/HamptonNHPhotos//\00\01\41\

Building Layout



(http://images.vgsi.com/photos2/HamptonNHPhotos//Sketches/3

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	7,822	7,822
FUS	Upper Story, Finished	6,600	6,600
FBM	Basement, Finished	5,340	0
UBM	Basement, Unfinished	1,042	0
ULP	Loading Platform, Unfinished	135	0
		20,939	14,422

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	3222
Description	COMM BLDG MDL-94
Zone	TC-H
Neighborhood	HIGH
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.44
Frontage	0
Depth	0
Assessed Value	$243,500
Appraised Value	$243,500

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
PAV1	PAVING-ASPHALT			5000.00 S.F.	$6,300	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$223,300	$243,500	$466,800
2018	$226,800	$193,700	$420,500
2017	$226,800	$193,700	$420,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$223,300	$243,500	$466,800
2018	$226,800	$193,700	$420,500
2017	$226,800	$193,700	$420,500

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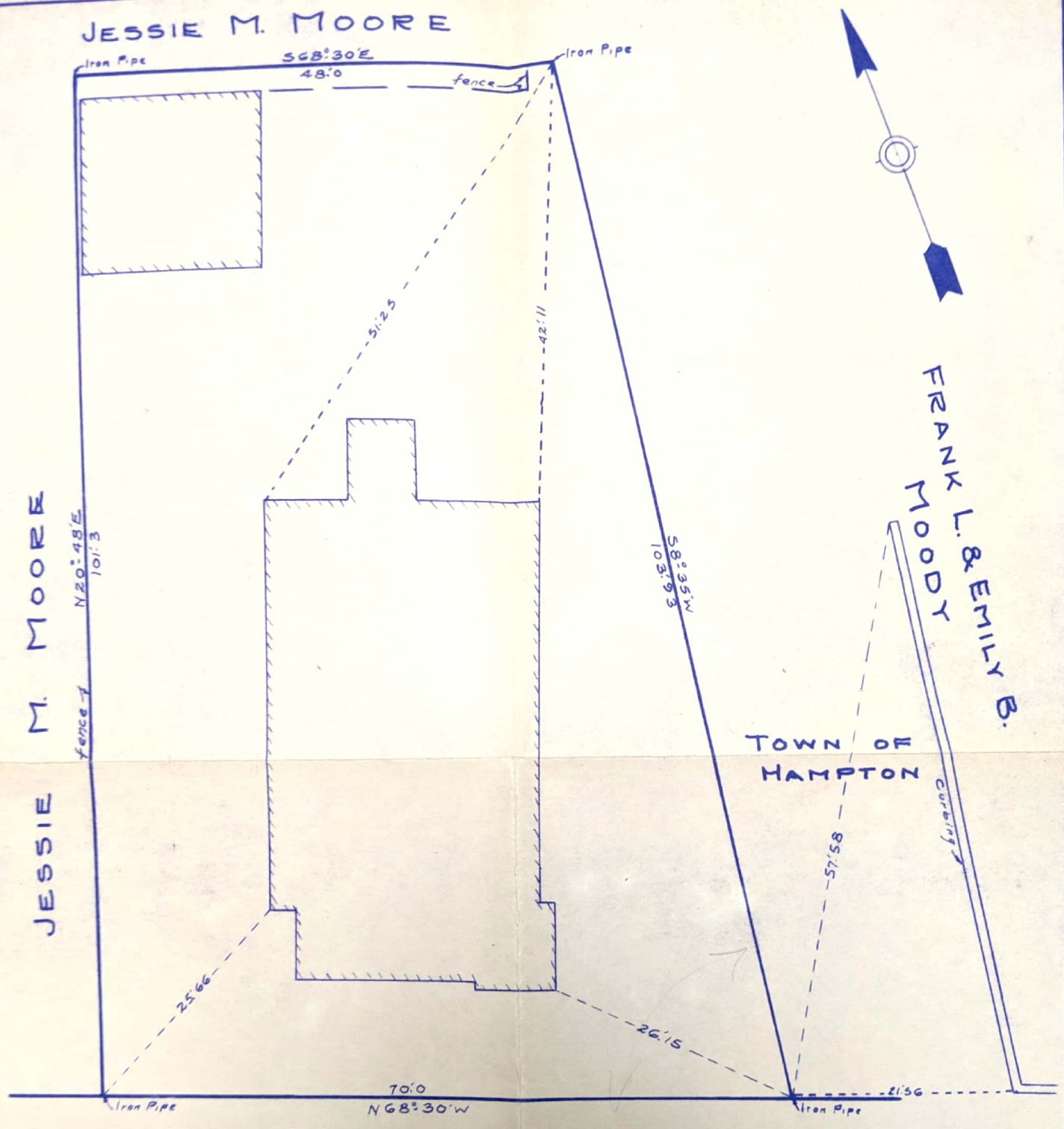


PLAN OF LAND
FOR
THE ADVENT CHURCH
HAMPTON, N.H.

SCALE: 1 IN. = 10 FT. DEC. 1960

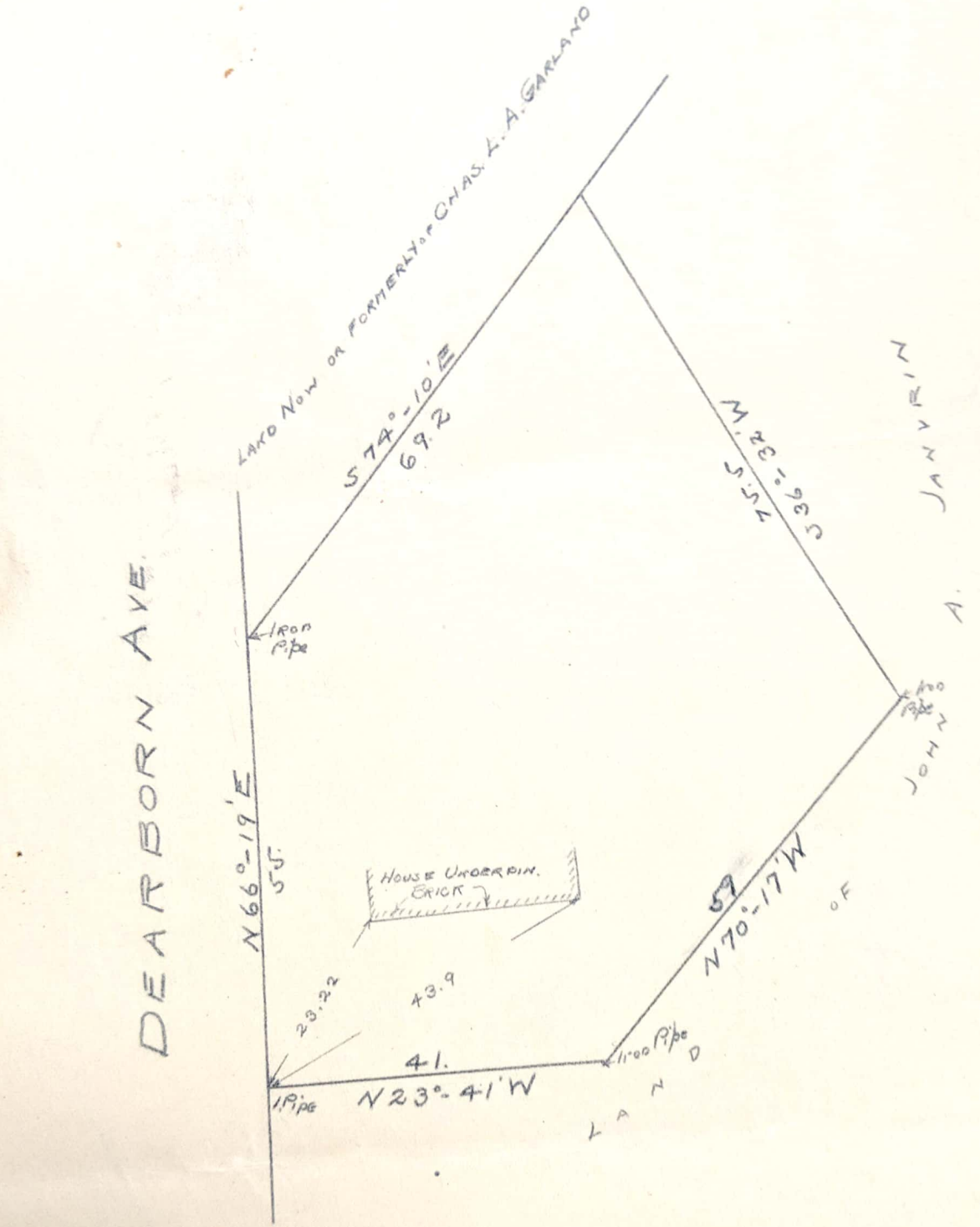
JOHN W. DURGIN
CIVIL ENGINEERS

THE STATE OF NEW HAMPSHIRE
JOHN W. DURGIN, JR.
No. 263
REGISTERED
PROFESSIONAL ENGINEER

FILE NO. 1231
PLAN NO. 1-583

MAY 16 1961

Scanned with CamScanner



PLAN OF HOUSELOT
HAMPTON, N.H.
OWNED BY
JOHN A. JANYRIN
SCALE:- 1" = 20' MAR. 1931.
John W. Durgin
CIVIL ENGR.

Scanned with CamScanner

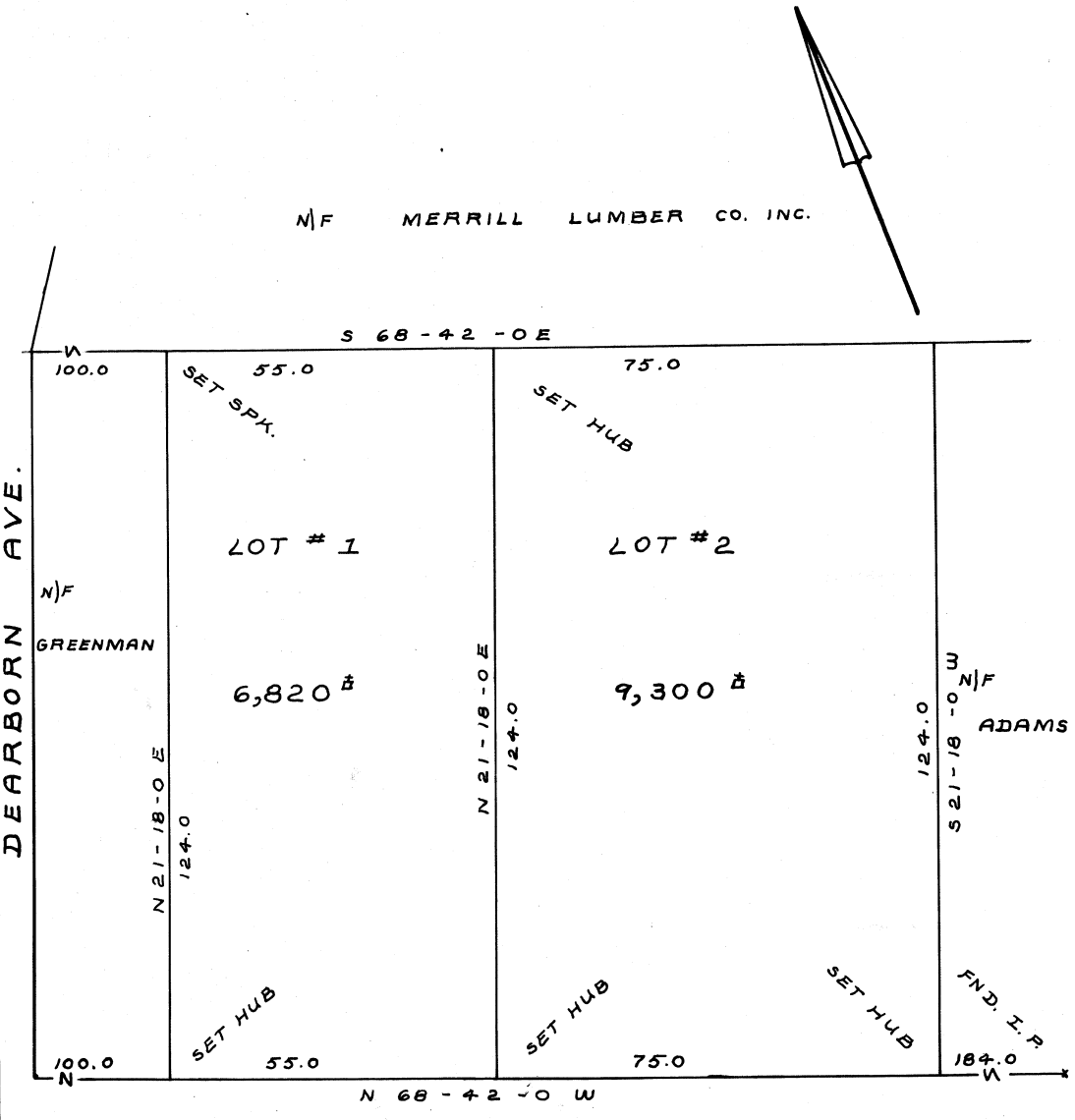
Scanned with CamScanner

Printed from Internet for on 8/1/2014

B #1364

APR 8 8 22 AM '69

PLAN OF LAND
IN
HAMPTON, N. H.
FOR
MERRILL LUMBER CO. INC.
PARKER SURVEY ASSOC. INC.
WASINGTON ST. SEABROOK, N.H.
SCALE 1"=20' MARCH 1969

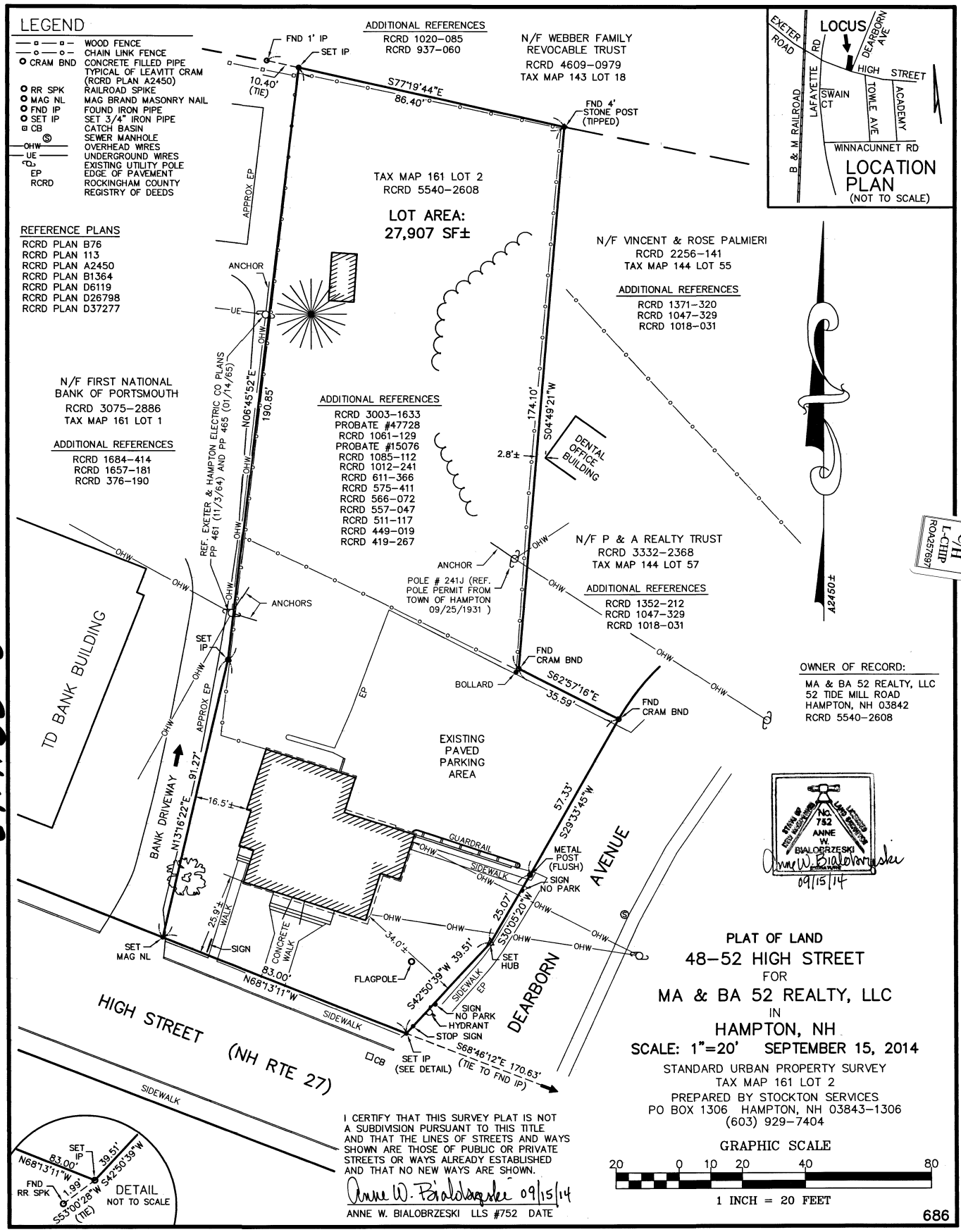


Approved for Recording:
The Hampton Planning Board takes no jurisdiction over the within plan and accordingly allows it for recording

H. Alfred Casassa, Chmn.
March 31st, 1969

B #1364

1364



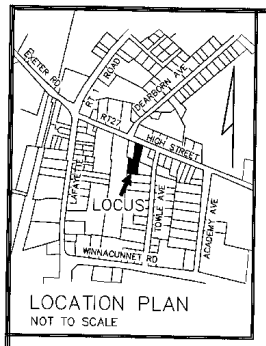
C-38442

2014 SEP 15 PM 1:47

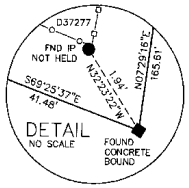
034978

Printed from Internet for on 9/16/2014

D - 42325 08/21/2020 12:18:05 PM
Register of Deeds, Rockingham County
LCHIP R2020015015 25.00
PLAN 26.00



LOCATION PLAN
NOT TO SCALE



DETAIL
NO SCALE

OWNERS OF RECORD

HAMPTONS POST #35 AMERICAN LEGION
69 HIGH STREET, HAMPTON, NH 03842
TAX MAP 161 LOT 18
RCRD 1814-074, RCRD 1995-123

KAREN L. TWOMEY REVOCABLE TRUST
KAREN L. TWOMEY TRUSTEE
40 TOWLE AVE, HAMPTON NH 03842
TAX MAP 161 LOT 29
RCRD 5893-0488

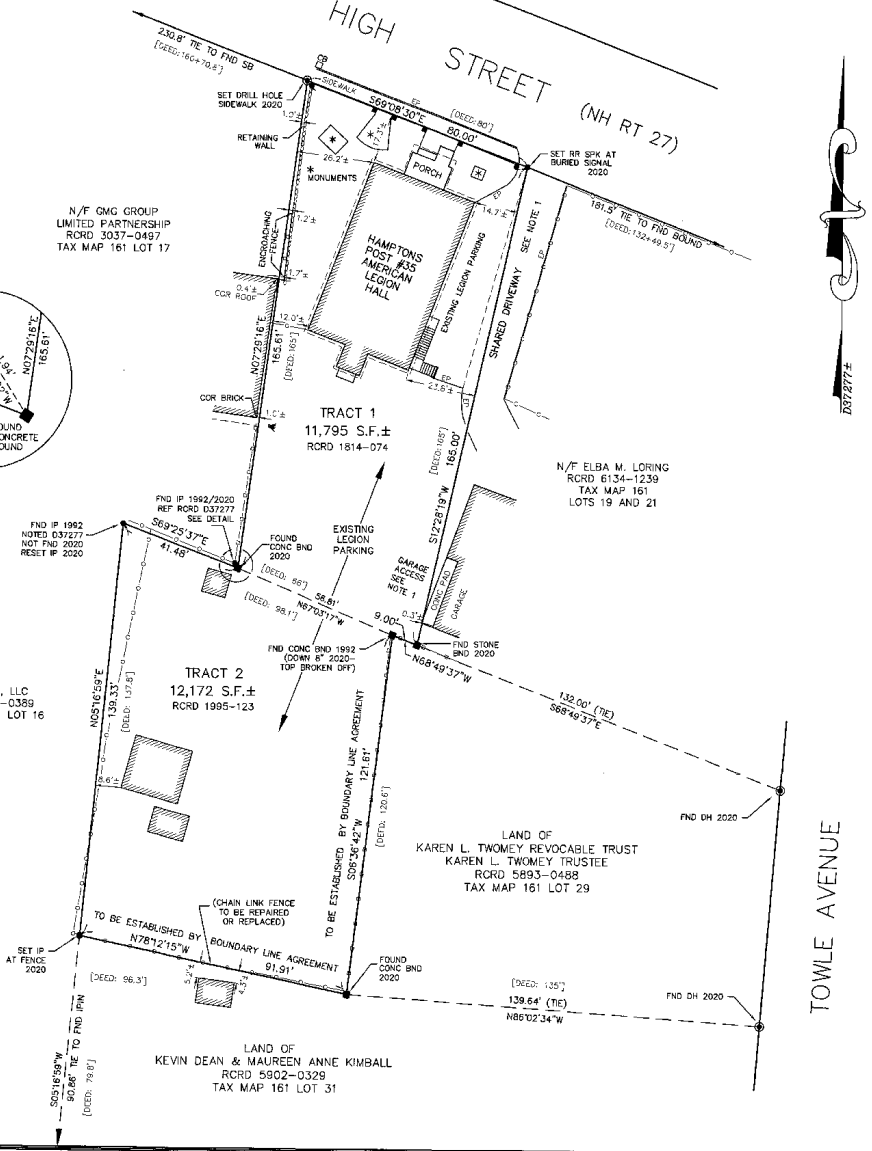
KEVIN DEAN & MAUREEN ANNE KIMBALL
36 TOWLE AVE, HAMPTON NH 03842
TAX MAP 161 LOT 31
RCRD 5902-0329

LOT DATA

TOTAL AREA: 23967 SF± (0.550 ACRE±)
TAX MAP 161 LOT 18
ZONING CLASS: TOWN CENTER HISTORIC
MINIMUM LOT AREA: 5,000 SF
MINIMUM FRONTAGE: 50'
SETBACKS: FRONT 10'
SIDE/REAR 5' (OR 25' WHERE ABUTTING RESIDENTIAL ZONE)

LEGEND

—o—o—	WOOD FENCE
—o—o—	CHAIN LINK FENCE
● FND IP	FOUND IRON PIPE
● SET IP	SET 3/4" IRON PIPE
● SET RR SPK	SET RAILROAD SPIKE
● SET DH	SET DRILL HOLE
■ CONC BND	CONCRETE BOUND
⊡ CB	CATCH BASIN
	LIGHT POLE
EP	EDGE OF PAVEMENT
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS



NOTE 1

1. REFERENCE RCRD PLAN C42184 FOR PLAN OF PROPOSED CROSS EASEMENTS PREPARED FOR AND OFFERED BY POST #35 PRIOR TO RECENT SALE OF /F TIMOTHY BROWN LAND. AS A CONSEQUENCE OF FAILURE OF EITHER TIMOTHY BROWN OR ELBA LORING TO EXECUTE THE PREPARED EASEMENT AGREEMENT, ALL SHARED USES BY ADJOINING OWNERS ARE DEEMED TO BE PERMISSIVE AND AT WILL.

REFERENCE PLANS

RCRD PLAN C42184
RCRD PLAN C38442
RCRD PLAN D37277
RCRD PLAN D26798
RCRD PLAN C41717
RCRD PLAN C38442
RCRD PLAN B8623
RCRD PLAN 1316-260
RCRD PLAN 0894
RCRD PLAN 0104

UNRECORDED PLANS

"A PLAN OF LAND OF A.W. BROWN HRS. IN HAMPTON NH, OCTOBER 1966, 1"=20' ROY F. LEACH JR, HAMPTON, NH"
"PLAN OF LOT NO 8 ON TOWLE AVE, HAMPTON NH, 1"=20', NOV 1948, JOHN W. DURGIN, CIVIL ENGINEER, FILE NO 9278"

REFERENCE DEEDS

RCRD 6134-1239	RCRD 1765-449
RCRD 5893-0488	RCRD 1765-447
RCRD 5841-2971	RCRD 1741-093
RCRD 5580-1150	RCRD 1573-575
RCRD 5473-1333	RCRD 1029-276
RCRD 5473-1330	RCRD 1014-186
RCRD 5580-1150	RCRD 1013-262
RCRD 3920-2769	RCRD 940-186
RCRD 3721-835	RCRD 937-288
RCRD 3037-0497	RCRD 937-184
RCRD 2564-1141	RCRD 937-021
RCRD 2262-1889	RCRD 919-110
RCRD 2231-1150	RCRD 866-201
RCRD 2231-1149	RCRD 865-004
RCRD 2216-0626	RCRD 841-399
RCRD 2151-253	RCRD 793-472
RCRD 1995-123	RCRD 783-052
RCRD 1908-159	RCRD 733-303
RCRD 1908-158	RCRD 733-297
RCRD 1814-074	RCRD 692-044
RCRD 1769-428	RCRD 493-096
RCRD 1768-272	RCRD 467-432

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

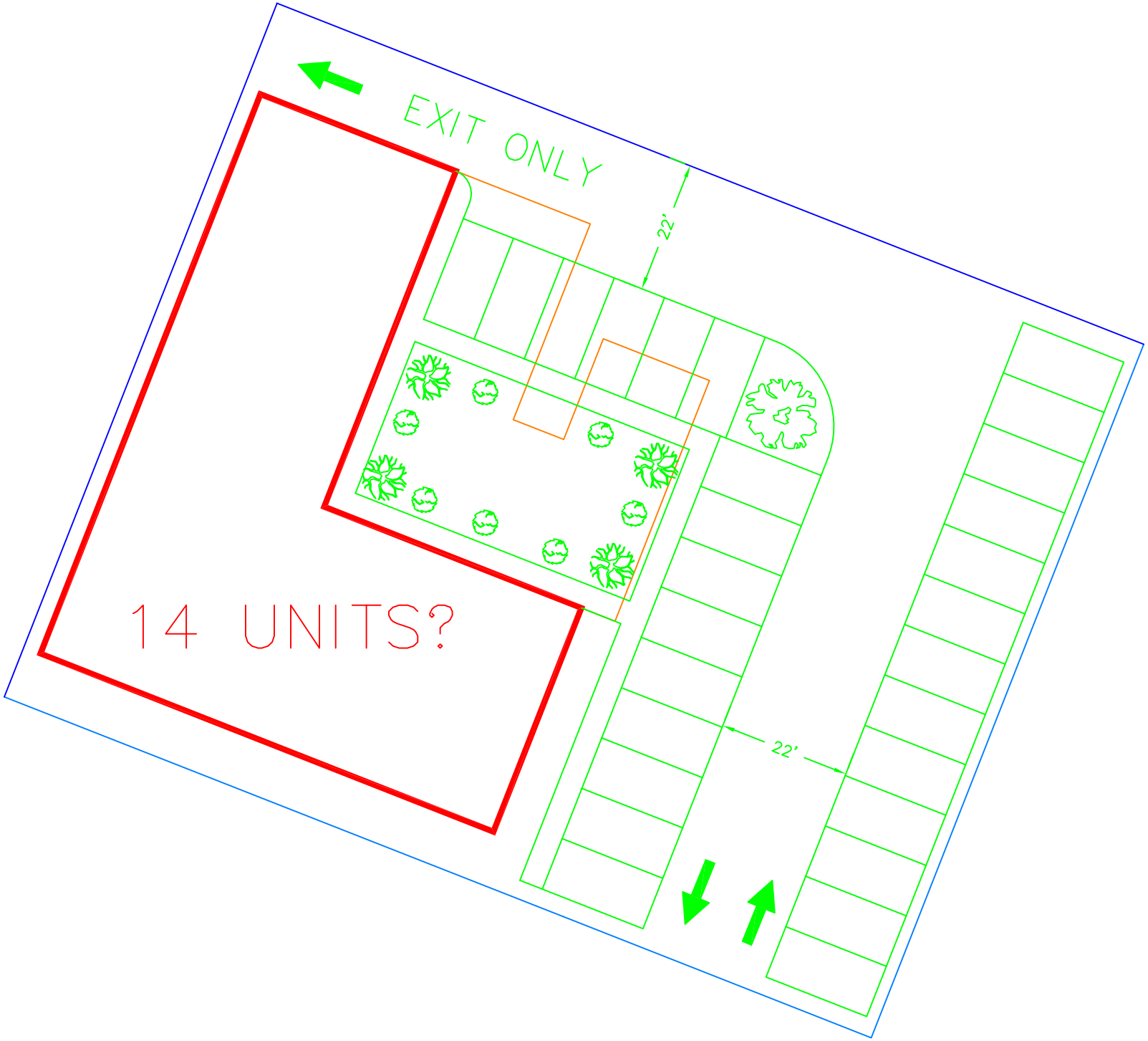
Anne W. Bialobrzeski 8/12/20
ANNE W. BIALOBRZESKI LLS #752 DATE

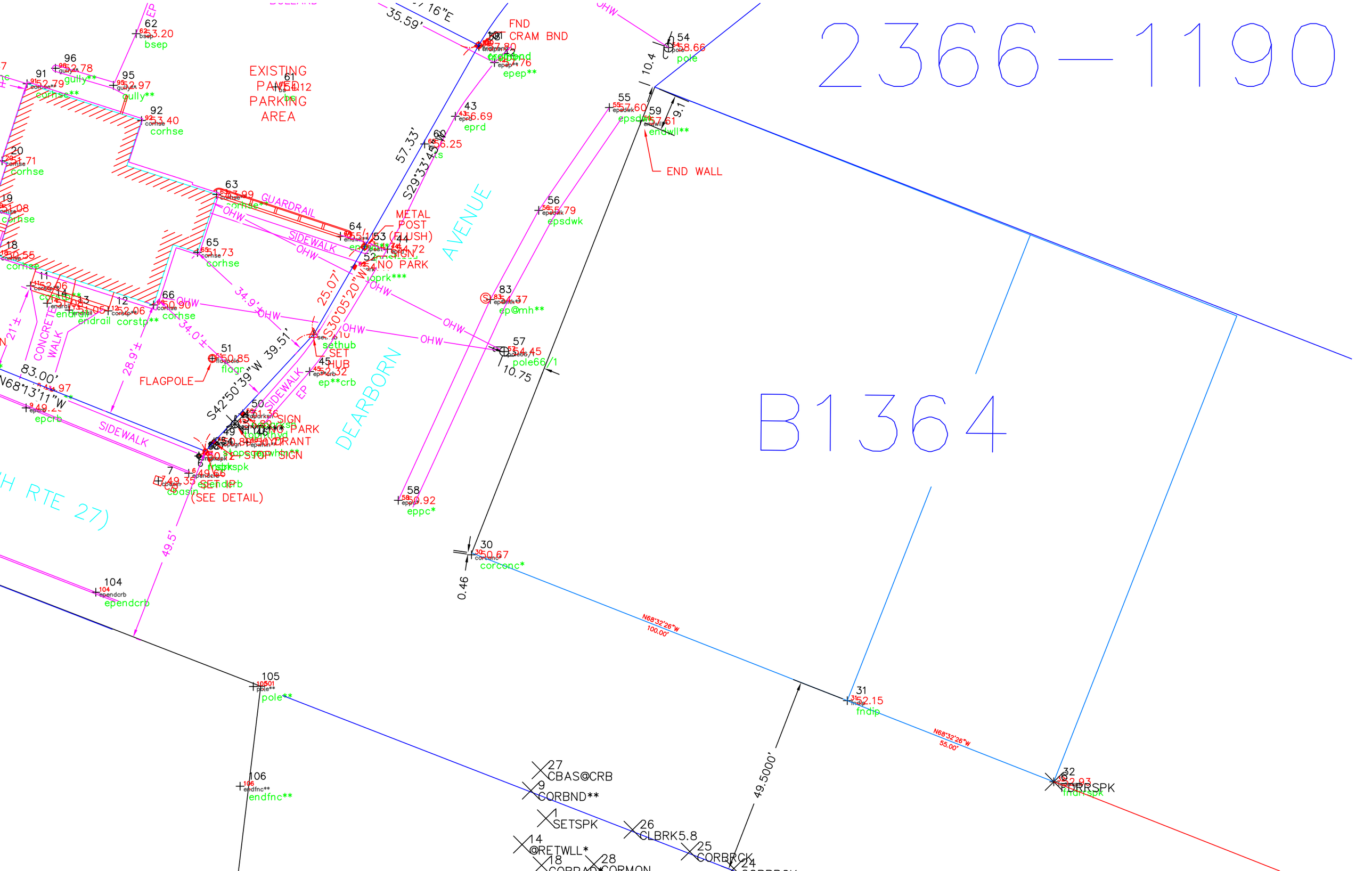
PLAN OF LAND
FOR
HAMPTONS POST 35 AMERICAN LEGION
INCORPORATING BOUNDARY LINE AGREEMENTS
WITH
KAREN L. TWOMEY REVOCABLE TRUST
AND
KEVIN DEAN & MAUREEN ANNE KIMBALL
IN
HAMPTON, NH
SCALE: 1"=20' AUGUST 12, 2020
STANDARD URBAN PROPERTY SURVEY
TAX MAP 161 LOTS 18, 29, AND 31
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

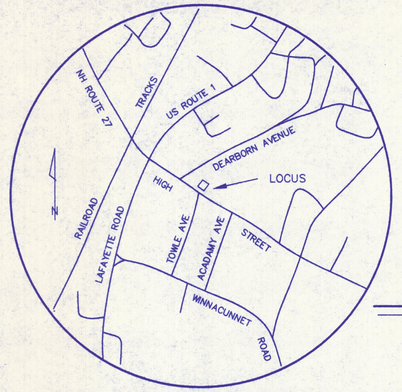
20 0 10 20 40 80
GRAPHIC SCALE 1 INCH = 20 FEET

854

D-42325

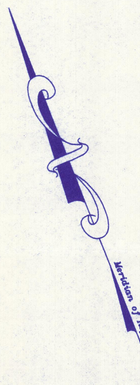

EXIT ONLY
22'
14 UNITS?
22'


2366-1190
B1364
EXISTING PAVED PARKING AREA
FND CRAM BND
END WALL
METAL POST (FLUSH)
NO PARK
SIGN
SET HUB
FLAGPOLE
SIGN
PARK
HYDRANT
STOP SIGN
SET IP
(SEE DETAIL)
GUARDRAIL
SIDEWALK
CONCRETE WALK
DEARBORN AVENUE
(SEE DETAIL)
N68°13'11"W
83.00'
S42°50'39"W 39.51'
S30°05'20"W
25.07'
57.33'
S29°33'45"W
35.59'
49.5'
49.5000'
N68°32'26"W 100.00'
N68°32'26"W 55.00'
0.46
10.4
9.1
10.75
34.9'±
34.0'±
28.9'±
CBAS@CRB
CORBND**
SETSPK
@RETWLL*
CLBRK5.8
CORBRCK
FDRRSPK
fndrrspk
fndip
corconc*
eppc*
epcrb
endfnc**
pole**
ependcrb
corhse
bsep
gully**
endrail
corstp**
sethub
ep**crb
epsdwk
ep@mh**
pole66/1
pole
endwll**
epep**
eprd
ts
cbasin
fndrspk



VICINITY SKETCH

1" = 1000' ±



LOT 3, A.M. 161
N/F M.S.M. BROTHERS, INC.
RCRD 2786 / 1633

LOT 59, A.M. 144
N/F R L G, INC.
RCRD 2197 / 1803

1"ø IRON PIPE FOUND
DOWN 6" w/ PINCHED TOP

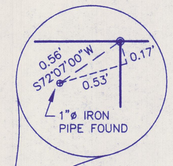
S68°42'00"E 75.00'

1"ø IRON PIPE FOUND
DOWN 6"

S68°42'00"E 70.00'

WOOD STOCKADE FENCE (TYP.)

1"ø IRON PIPE FOUND
2" UP w/ PINCHED TOP



DETAIL
NOT TO SCALE

16.34'

STONE RETAINING WALL

S68°08'17"E

VERTICAL GRANITE CURB (TYP.)

17.00'

PARKING
EASEMENT

N21°18'00"E 18.00'

18.00'

1.21'

17.00'

S68°08'17"E 66.00'

LOT 6, A.M. 161
N/F ALAN L. and LOUISE A. MASON
RCRD 2071 / 401

1.6'

BITUMINOUS CONCRETE PAVEMENT

ACCESS EASEMENT

24'

N68°08'17"W 35.99'

ARC=17.39'
R=11.00'

124.00'

N21°18'00"E

90.29'

10'

10'

55.08'

N21°18'00"E

WOOD GUARD RAIL

OHU

S21°18'00"W

N18°37'07"E

65.80'

S21°18'00"W

89.74'

S18°37'07"W

8.9'

11.8'

TWO STORY
WOOD FRAME
BUILDING
#92

WALK

WALK

3' WIDE CONCRETE WALK

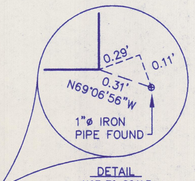
124.00'

S21°18'00"W

OHU

22.4'

4'x8.5'
BRICK PLANTER
AND SIGN



DETAIL
NOT TO SCALE

GUY
WIRE

10.22'

10.00'

4.60'

5.41'

N68°42'00"W 75.00'

R.R. SPIKE SET

R.R. SPIKE SET

N68°42'00"W 70.00'

4' WIDE CONCRETE WALK

1"ø IRON PIPE FOUND
8" UP w/ PINCHED TOP

UTILITY POLE
NET+T 6/247

UTILITY POLE
248/21/7
NET+T 6

HIGH { public } STREET

LEGEND

- ◉ R.R. SPIKE – RAIL ROAD SPIKE SET
- -o- – UTILITY POLE
- OHU – OVERHEAD ELECTRIC / TELEPHONE / CABLE TELEVISION SERVICE
- ——— – VERTICAL GRANITE CURB
- N/F – NOW OR FORMERLY
- A.M. – TAX ASSESSOR'S MAP
- RCRD – ROCKINGHAM COUNTY REGISTRY OF DEEDS
- xxx / xxx – BOOK No. / PAGE No.
- I.R. – 1/2" IRON ROD WITH PLASTIC I.D. CAP SET
- ▫——▫ – WOOD FENCE

REFERENCE PLANS:

1.) "PLAN OF LAND IN HAMPTON, NH FOR MERRILL LUMBER Co., INC.";
SCALE: 1" = 20'; DATED: MARCH 1969; BY: PARKER SURVEY ASSOC.,INC.,
RCRD PLAN 1364.

2.) "PLAN OF LAND, HAMPTON, NH, FOR WILSON P. AND MARGARET D. DENNETT";
SCALE: 1" = 10'; DATED: MARCH 1977 AND REVISED 11-10-87; BY:
JOHN W. DURGIN CIVIL ENGINEERS PROFESSIONAL ASSOCIATION;
RCRD PLAN D-17297.

NOTES:

1.) TITLE REFERENCE FOR THE SUBJECT PREMISES:
ROCKINGHAM COUNTY REGISTRY OF PROBATE # 62246 AND
ROCKINGHAM COUNTY REGISTRY OF DEEDS BOOK 2844, PAGE 2727.

2.) THE SUBJECT PARCELS CONTAIN THE FOLLOWING AMOUNTS OF LAND,
MORE OR LESS:
86 HIGH STREET: 9,300 SQUARE FEET
92 HIGH STREET: 8,680 SQUARE FEET

3.) UNDERGROUND UTILITIES NOT LOCATED OR SURVEYED AND THEREFORE,
NOT SHOWN.

CERTIFICATIONS

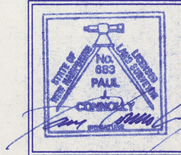
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN ACCORDANCE WITH THE TECHNICAL STANDARDS ESTABLISHED BY THE NEW HAMPSHIRE BOARD OF LICENSURE FOR LAND SURVEYORS IN JANUARY, 1993 FOR A CATEGORY 1, CONDITION 1, STANDARD PROPERTY SURVEY (DATE OF SURVEY 5/27/97) AND HAS A MAXIMUM ERROR OF CLOSURE NOT EXCEEDING 1 IN 10,000 ON ALL PROPERTY LINES BORDERING AND WITHIN THE SUBJECT PROPERTY.

I FURTHER CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO NH R.S.A. 676:18, III AND R.S.A. 672:14 AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF HAMPTON, NH PLANNING BOARD.

PAUL J. CONNOLLY
NH L.L.S. No. 683

DATE 5-31-97



No.	DATE	BY	REVISION

FILE: P\651\97121\97121.DWG

STANDARD BOUNDARY SURVEY AND EASEMENT PLAN OF LAND

LOT 4 & 5, TAX MAP 161

86 / 92 HIGH STREET
HAMPTON, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

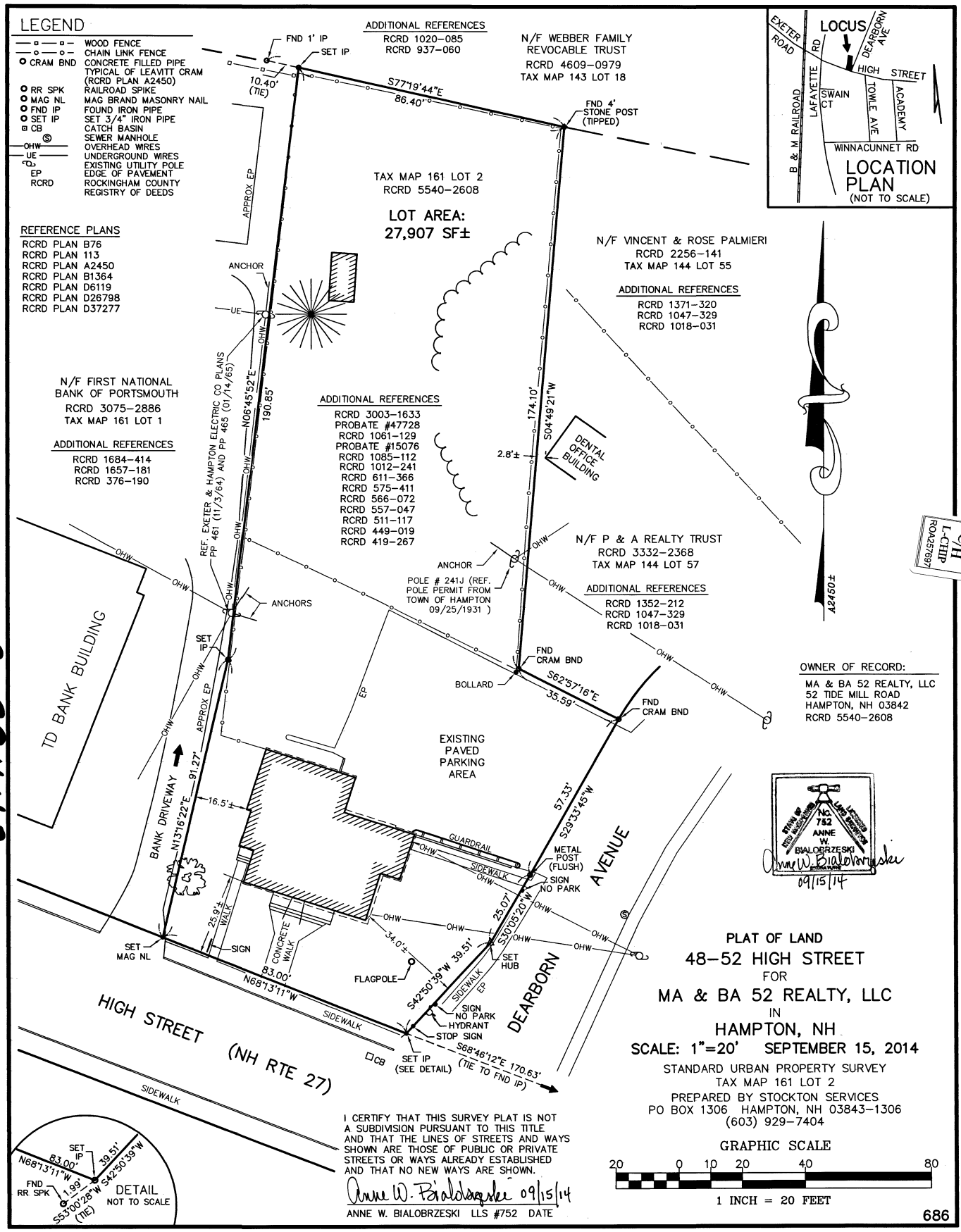
owner of record: Wilson P. Dennett Trust

10 5 0 5 10 20 30 40
SCALE IN FEET

civilworks
engineers • surveyors
Dover, NH 603-749-0443

DESIGN:	PJC, RJM
SCALE:	1" = 10'
DATE:	5-31-97
SHEET	1 OF 1
PROJECT #	97121

Map 161 Lots 4+5



C-38442

2014 SEP 15 PM 1:47

034978

Printed from Internet for on 9/16/2014

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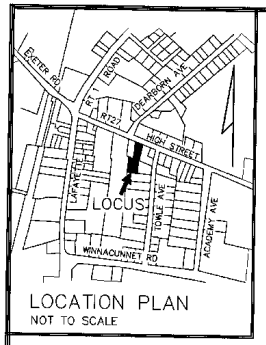
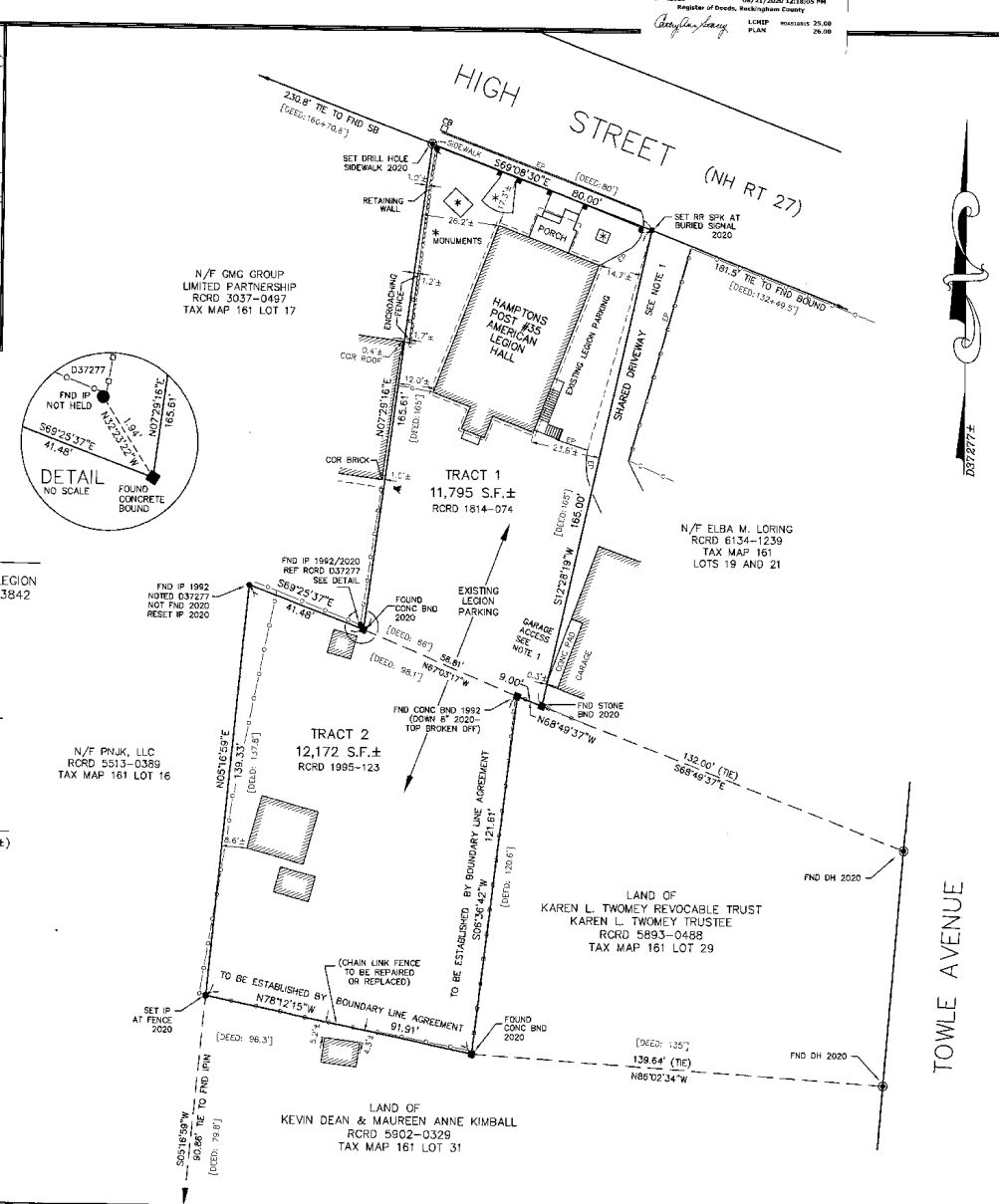
Register of Deeds, Rockingham County
LCHIP R2020015015 25.00
PLAN 26.00



LOCATION PLAN
NOT TO SCALE

DETAIL
NO SCALE



OWNERS OF RECORD

HAMPTONS POST #35 AMERICAN LEGION
69 HIGH STREET, HAMPTON, NH 03842
TAX MAP 161 LOT 18
RCRD 1814-074, RCRD 1995-123

KAREN L. TWOMEY REVOCABLE TRUST
KAREN L. TWOMEY TRUSTEE
40 TOWLE AVE, HAMPTON NH 03842
TAX MAP 161 LOT 29
RCRD 5893-0488

KEVIN DEAN & MAUREEN ANNE KIMBALL
36 TOWLE AVE, HAMPTON NH 03842
TAX MAP 161 LOT 31
RCRD 5902-0329

LOT DATA

TOTAL AREA: 23967 SF± (0.550 ACRE±)
TAX MAP 161 LOT 18
ZONING CLASS: TOWN CENTER HISTORIC
MINIMUM LOT AREA: 5,000 SF
MINIMUM FRONTAGE: 50'
SETBACKS: FRONT 10'
SIDE/REAR 5' (OR 25' WHERE ABUTTING RESIDENTIAL ZONE)

LEGEND

—o—o—	WOOD FENCE
—o—o—	CHAIN LINK FENCE
● FND IF	FOUND IRON PIPE
● SET IP	SET 3/4" IRON PIPE
● SET RR SPK	SET RAILROAD SPIKE
● SET DH	SET DRILL HOLE
■ CONC BND	CONCRETE BOUND
⊡ CB	CATCH BASIN
	LIGHT POLE
EP	EDGE OF PAVEMENT
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS

NOTE 1

1. REFERENCE RCRD PLAN C42184 FOR PLAN OF PROPOSED CROSS EASEMENTS PREPARED FOR AND OFFERED BY POST #35 PRIOR TO RECENT SALE OF /F TIMOTHY BROWN LAND. AS A CONSEQUENCE OF FAILURE OF EITHER TIMOTHY BROWN OR ELBA LORING TO EXECUTE THE PREPARED EASEMENT AGREEMENT, ALL SHARED USES BY ADJOINING OWNERS ARE DEEMED TO BE PERMISSIVE AND AT WILL.

REFERENCE PLANS

RCRD PLAN C42184
RCRD PLAN C38442
RCRD PLAN D37277
RCRD PLAN D26798
RCRD PLAN C41717
RCRD PLAN C38442
RCRD PLAN B8623
RCRD PLAN 1316-260
RCRD PLAN 0894
RCRD PLAN 0104

UNRECORDED PLANS

"A PLAN OF LAND OF A.W. BROWN HRS. IN HAMPTON NH, OCTOBER 1966, 1"=20' ROY F. LEACH JR, HAMPTON, NH"
"PLAN OF LOT NO 8 ON TOWLE AVE, HAMPTON NH, 1"=20', NOV 1948, JOHN W. DURGIN, CIVIL ENGINEER, FILE NO 9278"

REFERENCE DEEDS

RCRD 6134-1239	RCRD 1765-449
RCRD 5893-0488	RCRD 1765-447
RCRD 5841-2971	RCRD 1741-093
RCRD 5580-1150	RCRD 1573-575
RCRD 5473-1333	RCRD 1029-276
RCRD 5473-1330	RCRD 1014-186
RCRD 5580-1150	RCRD 1013-262
RCRD 3920-2769	RCRD 940-186
RCRD 3721-835	RCRD 937-288
RCRD 3037-0497	RCRD 937-184
RCRD 2564-1141	RCRD 937-021
RCRD 2262-1889	RCRD 919-110
RCRD 2231-1150	RCRD 866-201
RCRD 2231-1149	RCRD 865-004
RCRD 2216-0626	RCRD 841-399
RCRD 2151-253	RCRD 793-472
RCRD 1995-123	RCRD 783-052
RCRD 1908-159	RCRD 733-303
RCRD 1908-158	RCRD 733-297
RCRD 1814-074	RCRD 692-044
RCRD 1769-428	RCRD 493-096
RCRD 1768-272	RCRD 467-432

8/12/20

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Anne W. Bialobrzeski 8/12/20
ANNE W. BIALOBRZESKI LLS #752 DATE

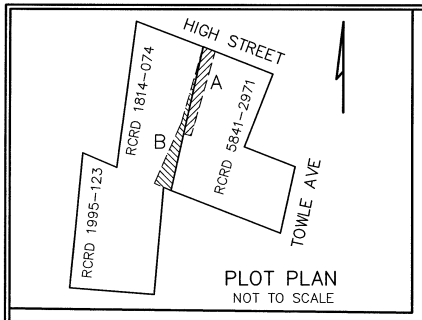
PLAN OF LAND
FOR
HAMPTONS POST 35 AMERICAN LEGION
INCORPORATING BOUNDARY LINE AGREEMENTS
WITH
KAREN L. TWOMEY REVOCABLE TRUST
AND
KEVIN DEAN & MAUREEN ANNE KIMBALL
IN
HAMPTON, NH
SCALE: 1"=20' AUGUST 12, 2020
STANDARD URBAN PROPERTY SURVEY
TAX MAP 161 LOTS 18, 29, AND 31
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

20 0 10 20 40 80
GRAPHIC SCALE 1 INCH = 20 FEET

854

D-42325

C - 42184 06/15/2020 09:41:24 AM
Register of Deeds, Rockingham County
LCHIP ROA498511 25.00
PLAN 16.00



OWNERS OF RECORD

HAMPTONS POST #35 AMERICAN LEGION
69 HIGH STREET, HAMPTON, NH 03842
TAX MAP 161 LOT 18
RCRD 1814-074, RCRD 1995-123

TIMOTHY A. BROWN
42 TOWLE AVE, HAMPTON NH 03842
TAX MAP 161 LOT 19 AND 21
RCRD 5580-1150, RCRD 5841-2971

LAND OF
HAMPTONS POST #35
AMERICAN LEGION
RCRD 1814-074, RCRD 1995-123
TAX MAP 161 LOT 18

POST #35 LEGION HALL

PAVED PARKING

SET
RR SPK

S68°46'30"E
14.50'

HIGH STREET

13.8'±

88.00'

SHARED DRIVEWAY

97.96'

CHAIN LINK FENCE

STAIRS

19.3'±

22'±

N15°50'51"E

100.00'

GRAVEL PARKING

EXISTING BOUNDARY

165.00'

S15°50'51"W

EASEMENT
AREA B
1176 SF±
POST #35
TO BROWN

EASEMENT
AREA A
1135 SF±
BROWN TO
POST #35

APPROX
EXISTING
BUILDING

D37277

74.84'

N 12°28'19" E

8.56'

N77°31'40"W

8'±

65.00'

N23°37'08"E

17.0'±

N66°47'52"W
20.00'

EXISTING
BUILDING

CONCRETE PAD

EXISTING
GARAGE

FND SB

LAND OF
TIMOTHY A. BROWN
RCRD 5580-1150, RCRD 5841-2971
TAX MAP 161 LOTS 19 & 21

N/F KAREN
L. TWOMEY
REVOCABLE TRUST
TAX MAP 161 LOT 29

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Anne W Bialobrzeski 5/20/20
ANNE W. BIALOBRZESKI LLS #752 DATE

STATE OF NEW HAMPSHIRE
No. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR
SIGNATURE
Anne W Bialobrzeski
5/20/20

10 0 5 10 20 40
GRAPHIC SCALE 1 INCH = 10 FEET

EASEMENT PLAN
FOR
HAMPTONS POST #35 AMERICAN LEGION
AND
TIMOTHY A. BROWN
IN
HAMPTON, NH
TAX MAP 161 LOTS 18, 19, 21
SCALE: 1"=10' MAY 20, 2020
PREPARED BY
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843-1306

854E

C-42184